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SUBDIVISION REVIEW SHEET

CASE NO.: C8-89-0104.0A(VAC) **ZAP DATE:** November 17, 2020

SUBDIVISION NAME: Total vacation of the Amended plat of Lots 30 & 31, Block D Manor

Road Addition.

AREA: 0.48 acre (21,120 sf) **LOTS**: 1

APPLICANT: Cambridge Court, LLC

AGENT: Beth Turner (Thrower Design, LLC)

ADDRESS OF SUBDIVISION: 3403 Cambridge Court

GRIDS: ML23 **COUNTY:** Travis

WATERSHED: Tannehill Branch **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-3

DISTRICT: 1

LAND USE: Residential

<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the total vacation of the Amended plat of Lots 30 & 31, Block D Manor Road Addition.

Currently, there is one lot containing 21,120 sf. When the plat is vacated, the property will be comprised of two lots, because the underlying plat will control. The size of the entire property will not change. After the vacation, there will be two lots: Lot 30, containing 8,643 sf and Lot 31, containing 12,477 sf. These lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The plat vacation meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

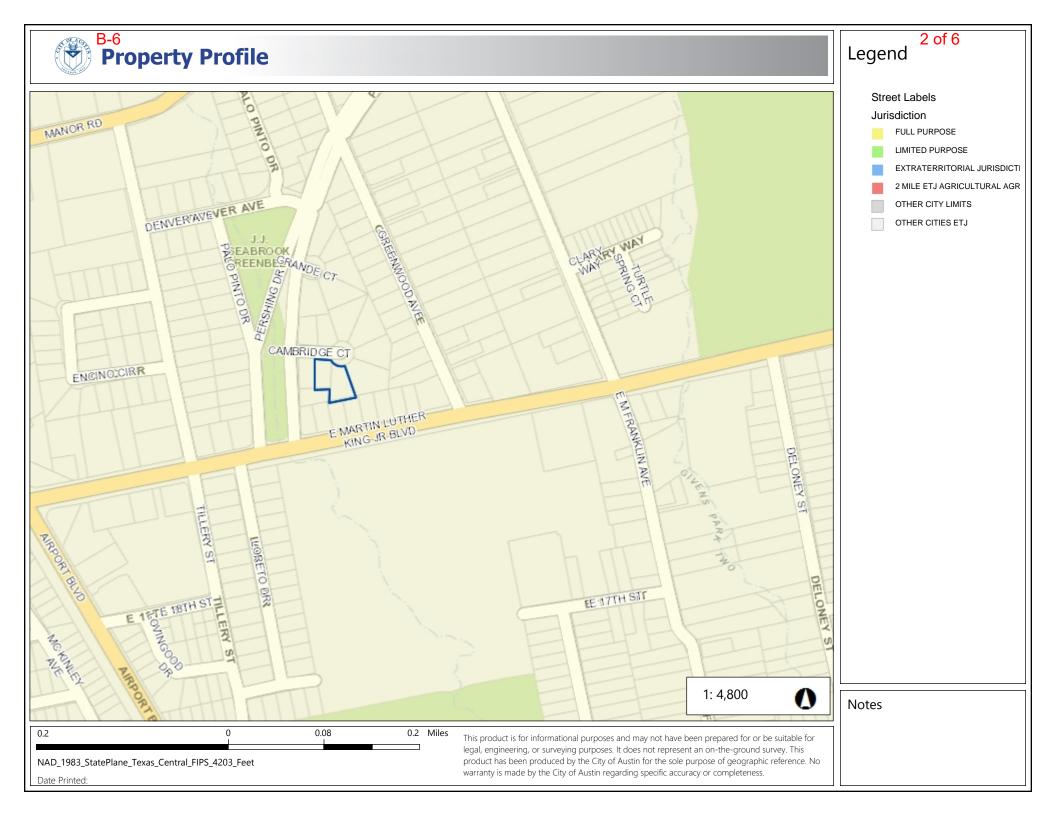
E-mail: steve.hopkins@austintexas.gov

ATTACHEMENTS

Exhibit A: Vicinity map

Exhibit B: Plat vacation document Exhibit C: existing plat to be vacated

Exhibit D: underlying plat



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TOTAL VACATION OF AMENDED PLAT OF LOTS 30 & 31, BLOCK D, MANOR ROAD ADDITION

COUNTY OF TRAVIS

Whereas Albert J. Walker, owner of 0.48 acres, did heretofore subdivide the same into the subdivision designated AMENDED PLAT OF LOTS 30 & 31, BLOCK D, MANOR ROAD ADDITION, the plat of which is recorded in Book 88, Page 344 of the Travis County, Texas

Official Public Records, and	
WHEREAS, all of said subdivision is now ow	vned by the parties indicated, to wit:
<u>LOT</u> All lots	OWNER Cambridge Court Austin LLC
	for and in consideration of the premises and pursuant Local Government code, does hereby vacate the
Amended Plat of Lots 30 & 31, Block D, Mar	nor Road Addition
EXECUTED THE DAYS HEREAFTER NOT	ED.
Signature of Land owner Gary O'Dell Manager 4 E. Franklin Street Liberty, MO 64068	Date
day personally appeared,	Notary Public in and for the State of Texas, on this Manager, known to be the person whose name is ne acknowledged to me that he executed the same expressed and in the capacity therein stated.
SEAL	Printed name: Notary Public in and for the State of

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	Texas
	My commission expires:
APPROVALOF TOTAL PLAT VACATION	
BE IT KNOWN, that on theday ofof the City of Austin, at its regular meeting, did a known as AMENDED PLAT OF LOTS 30 & 31, recorded in Book 88, Page 344, Travis County, therefore by all of the owners of all the lots in air	BLOCK D, MANOR ROAD ADDITION, as Texas Official Public Records, upon application
EXECUTED, this day of	, 2020.
	, Chair LAND USE COMMISSION City of Austin Travis County, Texas
ATTEST:	
Steve Hopkins, Senior Planner City of Austin Development Services Departmen	nt
THE STATE OF TEXAS COUNTY OF TRAVIS	
BEFORE ME, the undersigned authority, a Nota day personally appeared Steve Hopkins, known the foregoing instrument as Senior Planner with Department, a municipal corporation, and he act the purpose and consideration therein expresses	to be the person whose name is subscribed to the City of Austin Development Services knowledged to me that he executed the same for
GIVEN UNDER MY HAND AND SEAL OF OFF 2020.	ICE, THIS, DAY OF,

Printed name:

Notary Public in and for the State of Texas
My commission expires:

B-6AMENDED PLAT OF LOTS 30 & 31, BLOCK "D" MANOR ROAD ADDITION

CAMBRIDGE COURT (50)

CAMBRIDGE COURT (50)

CAMBRIDGE COURT (50)

D

O - IRON ROD FD.

O - IRON ROD SET

8/1- BUILDING LINE

PUE-PUBLIC UTILITY ESMT.

DATE: 10-31-8-9

LINE L:

25

WANDR ROLD ADDITION

A= 71.73

REC D. N 4º 48' E 55.57

PLAT BOOK 5, PAGE 53

THIS BOOK

AMARIAN.

AMARIA

S: THIS TRACT SUBJECT TO RESTRICT-IONS RECORDED IN VOL. 915, PG 173, AMENDED IN VOL. 1683, PG. 243, DEED RECORDS TRAVIS COUNTY, TEXAS.

TATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

TRAT Albert J. Walker and wife, Marion F. Walker, owners of that certain 0.483 ares tract of land situated in Outlot 51, Division B of the Government Outlots to the City of Austin, Travis County, Texas, and the J. C. Harrelson Eurrey, Travis County, Texas, and the J. C. Harrelson all of Lot 31, Block D, Manor Road Addition, a subdivision of record filed in Book 5 at Page 32, Travis County Plat Records, said Lot 30, Block D, being described in a deed to Albert J. Walker and wife, Marion F. Walker, recorded in Volume 2374 at Page 1848, Beed Records of Travis County, said Lot 31, Block D, being described in a deed to Albert J. Walker recorded in Volume 2374 at Page 1848, Beed Records of Travis County, said Lot 31, Block D, being described in a deed to Albert J. Walker recorded in a lot 130 and Lot 31, Block D, Manor Road Addition, for the sole purpose of relocating to limes,

pursuant to Chapter 212.016 of the Local Government Code, Title 7, a

"AMENDED PLAT OF LOTS 30 a 31, BLOCK D, MANOR ROAD ADDITION"

and do hereby dedicate to the public the use of all streets and essements shown hereon, subject to any essements, conditions or restrictions heretofore granted but not yet released.

WITNESS our hands this the 3 Nd day of December 1989, A.D.

Albert J. Walker Omer, Lote 30 and 31, Block D 3403 Contrapance (DURT AUSTIN, TR. 78723

Marion F. Walker
Owner, Lot 30, Block D
3403 CATIBELIDGE COVET

THE STATE OF TEXAS

of 100 Country was acknowledged before me this the 2dd day

My commission expires July 31, 1992

Davis L Conner

THE STATE OF TEXAS

COUNTY OF TRAVES

This instrument was acknowledged before me this the

sy commission expires July 31, 1992

Dorris of Come

SEMURYORS CRRTIFICATE

f. Sian Coalter, am authorized under the lews of the State of Texas to practice the profession of surveying, and hereby certify that this plat compiles with Title 13 of the Austin City Code, is true and correct, and was prepared from an actual survey of the property made under my personal supervision on the ground.

Stan Courter, Rus, 1888

COALTER a ASSOCIATES, SURVEYOR 905 N. IH-25, Suite 108 Round Rock, Texas 78664 512-255-8211





ADDROUGH BOR ACTUOTANCE

SMITH: Department of Planning and Development

12/20/89

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, ON DECEMBER 19. 1984 A.D.

M. Scott Roberts: Chairperson

Sarolyn Parker Secretary

THE STATE OF TEXAS

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, this the 28 ih day of DECEMBER. 1963 A.D.

Dana DeBeauvoir, County Clerk

By: B. Ruthurord Deputy B. RUTHERFORD



Piled for Record at 8:45 o'clock A .M., this the 28th day of DECEMBER . 1897 A.D.

By: B. Rutherford



LOOD NOTE

The property described hereon is not within a Special Flood Hazard Area as determined by the Federal Insurance Administration, Department of Housing and Urban Development; the flood hazard area being identified on FIRM Panel No. 480624 0045 B effective 9-2-81.

Stan Coalter, RPS 1481

C8-89-0104.0A

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